

Good Afternoon Dan -

I am writing this email as a concerned citizen of the City of Saint Paul and a resident of the Union Park District. I, along with my wife, Anne, and our children have lived on Marshall Avenue just over a year and I have been a Saint Paul resident for 22 years. We recognize the vibrancy and character of the neighborhood and consider the area to be one of the best places to live in the Twin Cities metro area.

I very much appreciate the Saint Paul City Council's approval of the west Marshall Avenue zoning study to be conducted within the coming year. The study is very important in order to understand current density and appropriate zoning for this designated residential corridor, and gather input from residents and businesses coexisting in the neighborhood. I would also like to thank Council President Russ Stark for sponsoring the study and a temporary six-block west Marshall Avenue RM2 zoning district moratorium.

Please vote to **approve** the temporary 6-block RM2 high-density zoning district moratorium (specifically between Wheeler Street and Wilder Street) next week. Many historic, important homes still exist in this corridor that exhibit timeless quality and character. I feel they are an integral part of Saint Paul and it is our duty to preserve that special character, or at least study and evaluate these structures more thoroughly before they are torn down and gone forever. The moratorium is essential to allow necessary time to complete the study without distraction.

I appreciate your attention to this matter.

Regards,

Dan Weston, PE SE

Home Owner
2005 Marshall Ave
St Paul, MN 55104

Dear Councilmember Bostrom,

We are writing to urge you to support a temporary moratorium on Marshall Avenue between Wheeler and Wilder. This will give the Planning department the opportunity to review the development plan in light of the zoning and land use study that passed on October 4, before allowing future development. Let's not tip the density balance too far before evaluating the options for this important street.

Thank you for your consideration.

Meg and Don Arnosti
1722 Princeton Avenue
St. Paul, MN 55105

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I am writing this email as a concerned citizen of the City of Saint Paul and a resident of the Union Park District. I, along with my wife, Anne, and our children have lived on Marshall Avenue just over a year and I have been a Saint Paul resident for 22 years. We recognize the vibrancy and character of the neighborhood and consider the area to be one of the best places to live in the Twin Cities metro area.

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I appreciate your attention to this matter.

Regards,
Dan Weston, PE SE

2005 Marshall Ave
St Paul, MN 55104

Dear Council Member Dan Bostrom,

I am writing first to thank you for approving the west Marshall Avenue zoning study and second to encourage you to consider supporting the temporary 6-block RM2 zoning district moratorium along west Marshall Avenue.

Three and a half years ago we moved from Tallahassee, Florida to Selby near Prior Ave. We considered a number of different neighborhoods, inside and outside of the cities, but decided on this neighborhood because it struck a very good balance between historic preservation of single-family homes and higher density units. Furthermore, historic preservation was clearly a priority of the community in general, based on the *Union Park Community Plan Community Plan*. Lastly, we are parishioners of the Church of St. Mark and its associated school and think that it is especially important to consider how changing the density of the neighborhood could impact this cornerstone of the community.

To be clear, by asking for this moratorium I am simply asking that we take a moment (only one year) to consider the value of what we have now before making irrevocable changes that could have long term negative impacts our community.

Sincerely,
James Wilgenbusch
1921 Selby Ave

From: Jim Wilgenbusch [<mailto:jwilgenb@gmail.com>]
Sent: Tuesday, October 17, 2017 9:56 PM
To: #CI-StPaul_Ward4
Cc: Henningson, Samantha (CI-StPaul); Bauer, Kelly (CI-StPaul)
Subject: Marshall Avenue zoning study

Dear Council President Stark,

I am writing first to thank you for approving the west Marshall Avenue zoning study and for sponsoring the zoning study resolution and interim ordinance. Second, I am writing to encourage you to now support the temporary 6-block RM2 zoning district moratorium along west Marshall Avenue.

Three and a half years ago we moved from Tallahassee, Florida to Selby near Prior Ave. We considered a number of different neighborhoods, inside and outside of the cities, but decided on this neighborhood because it struck a very good balance between historic preservation of single-family homes and higher density units. Furthermore, historic preservation was clearly a priority of the community in general, based on the *Union Park Community Plan Community Plan*. Lastly, we are parishioners of the Church of St. Mark and its associated school and think that it is especially important to consider how changing the density of the neighborhood could impact this cornerstone of the community.

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Sincerely,

James Wilgenbusch

1921 Selby Ave

From: Matt Steele [<mailto:mattaudio@gmail.com>]
Sent: Wednesday, October 18, 2017 8:12 AM
To: #CI-StPaul_Ward4
Subject: Housing moratorium

CM Stark,

Please do not pass a moratorium on new housing along Marshall Ave. Union Park DC is facilitating what economists call "rent-seeking behavior," driving up their property values by using the city's zoning mechanisms to limit supply to their benefit. This comes at the expense of housing affordability, especially for poorer non property owners. It's not progressive. Please do not let this proposal pass.

Thanks

Matt Steele

From: Gena Berglund [<mailto:genaberglund@gmail.com>]

Sent: Wednesday, October 18, 2017 11:21 AM

To: #CI-StPaul_Ward3; #CI-StPaul_Ward4; #CI-StPaul_Ward5; #CI-StPaul_Ward6; #CI-StPaul_Ward7; #CI-StPaul_Ward1; #CI-StPaul_Ward2

Subject: Marshall Moratorium

Dear Council Members,

I live in Macalester Groveland, a place where there was a moratorium on Grand Avenue and where there is a conversation about establishing an historic overlay district.

I am generally against moratoriums, especially ones that appear to be targeted to development planned for a specific property. As a property owner, I am concerned that property owners rights are being eroded in Saint Paul.

When I hear that people are concerned about "historical" preservation, I see a white person complaining about density in their neighborhood. I hear a dog whistle about "those renters."

Because history didn't begin in 1880 and end in 1930 I have to wonder about the arguments that could be made to preserve other eras of "history":

- The early 1900s was the peak of street car use and Selby was a main thoroughfare, perhaps we should return to that time. Public transit for everyone!
- Should we return to the time when our lighting was fueled by gas, instead of safer electricity or should we require knob and tube wiring? Jobs for plumbers & electricians!
- How about we return to a time when our houses were drafty and uninsulated & heated with coal or wood. More health care jobs to care for all the people with lung conditions!
- Before cars were popularized people biked, walked and used horses and carriages to get to their homes, which were fire traps. Perhaps we should return to that time. Ban all cars! Hire more fire fighters!
- Prior to 1874 there was no Marshall Street bridge. Bring back slow travel! Jobs for ferry workers!
- If we returned to the 1850s we'd be living in downtown Saint Paul, because Marshall was farmland. A new Homestead Act for the 21st century!
- If the descendants of the Chippewa had any say about land use they might be in favor of returning all the land to the inhabitants who were here when early leaders used despicable methods to settle the land. Respect Mother Earth and its First Peoples! Reverse climate change!

The facts:

We have a dearth of housing in Saint Paul for the people who want to rent or own here. Our neighborhoods are still largely divided by class and race, which affects educational opportunities and social mobility.

In 50 to 100 years the new things WE do well will be the history that future peoples seek to preserve. Please allow a new history to be created alongside the old by voting against this moratorium. Let property owners decide what's best for their property within the existing zoning & housing code and with the stringent consent processes for variances and CUPs.

Thank you.

Gena Berglund

A neighbor in favor of more neighbors

1516 Lincoln Avenue

From: John Manz [<mailto:johncmantz@icloud.com>]
Sent: Wednesday, October 18, 2017 3:18 PM
To: #CI-StPaul_Ward4
Subject: Thank you,

Dear Council President Stark.

We are John Manz and Ellen Anderson Manz of 1980 Marshall, and we write to thank you for your support of the zoning study resolution and interim ordinance (moratorium).

My wife and I also ask your support for the six block RM2 zoning district moratorium. This would allow Planning more time for a long term, more balanced outcome. We are not against development. But we would like to preserve some of Saint Paul's treasure in it's heritage architecture.

Thank you for listening to us.
John and Ellie Anderson Manz

From: Nelson, Dean [<mailto:Dean.M.Nelson@pjc.com>]
Sent: Thursday, October 19, 2017 4:17 PM
To: #CI-StPaul_Ward3
Cc: McMahon, Melanie (CI-StPaul); Kelley, Pattie (CI-StPaul)
Subject: West Marshall Avenue Zoning Study / Interim Ordinance (Six-block RM2 Zoning District Moratorium)

Dear Councilmember Tolbert:

Thank you for providing my neighbors and me the opportunity to speak in support of the west Marshall Avenue interim ordinance during yesterday's City Council meeting. My apologies that I rambled on a bit; however, historic preservation on Marshall is something about which I am quite passionate. I originally bought my historic home at 2000 Marshall Avenue, built in 1910, because of its strong architectural qualities, and I like the eclectic neighborhood.

I also greatly appreciate that you supported the west Marshall Avenue zoning and land use study resolution on October 4.

I now respectfully ask for your support in voting for the interim ordinance (temporary moratorium) on October 25, which would cover the higher-density six-block RM2 zoning district from Wilder to Wheeler streets to provide Planning breathing space, while it completes its zoning and land use study.

With increased multi-family redevelopment pressures over the six-block higher-density RM2 zoning district between Wilder and Wheeler streets, my concerns have been heightened because of the teardown risk to historically significant homes designed by prominent architects of the last century. This RM2 zoning district currently allows the highest density developments (multi-family structures up to 5 stories/50 feet tall) anywhere along west Marshall Avenue, other than the three blocks nearest the Mississippi River that are already built up with apartment buildings.

The short-term, temporary moratorium would maintain the status quo and protect the integrity of Planning's recommendations, by providing Planning the time to complete its zoning and land use study of west Marshall Avenue, unfettered by intervening redevelopment building permit applications made during the short period of the moratorium.

I am not anti-redevelopment, as well-designed, good-quality new construction typically enhances a neighborhood's vitality and helps to meet St. Paul's expanding housing needs; however, I believe that Planning could apply its expertise to this stretch of Marshall and ultimately recommend better, smarter long-term neighborhood outcomes that strike the right "Residential Corridor" density balances, as defined in St. Paul's *Generalized 2030 Future Land Use Comprehensive Plan*. And which would consider current land uses, existing building massing, site elevations and setbacks, and other factors.

And I am not suggesting all things historic need to be frozen in time, but let's evaluate these important qualities very carefully and thoughtfully, before we start demolishing significant homes that would then be gone forever. Please let me know if it would be helpful for you to have a short conversation with me, either in person or by phone, regarding Marshall Avenue land use and zoning. I am happy to assist in any way I can.

Once again, thank you,

Dean Nelson

2000 Marshall Avenue

St. Paul, MN 55104